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# Know all Men by these Presents,

014716

That I, CECILE B. GAGNE of the City of Waterville, County of Kennebec and State of Maine,

in consideration of one dollar (\$1.00) and other good and valuable considerations,

paid by CARL P. COTE and RUTH F. COTE, husband and wife,

whose mailing address is 10 Collette Street, Waterville, Maine - 04901,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said CARL P. COTE and RUTH F. COTE

as joint tenants and not as tenants in common, their heirs and assigns forever,

A CERTAIN LOT OR PARCEL OF LAND located easterly of Collette Street, so-called, in the City of Waterville, County of Kennebec and State of Maine and further bounded and described as follows, to wit: -

BEGINNING at an iron marking a southeasterly corner of land of the said Grantees herein and recorded in the Kennebec County Registry of Deeds in Deed Book 1533, at Page 676, said iron pipe being located on a bearing of S 45 00'E for a distance of ninety and zero-tenths feet (90.0'), more or less, from an iron rod, on the easterly side of said Collette Street, marking the southwesterly corner of land of the said Grantees herein; thence N 51 22'E along land of the said Grantees herein for seventy and zero-tenths feet (70.0'), more or less, to an iron pipe on the southerly line of land now or formerly owned by Richard F. Cyr et al, said iron pipe marking a northeasterly corner of land of the said Grantees herein and being further located on a bearing of S 36 50'E for a distance of ninety and zero-tenths feet (90.0') from an iron pipe on the easterly side of said Collette Street marking a northwesterly corner of land of the said Grantees herein, and a southwesterly corner of land of the said Richard F. Cyr et al; thence S 36 50'E along the land of said Richard F. Cyr et al for ten and zero-tenths feet (10.0'), more or less, to a point; thence S 51 22'W along the land of the said Grantor herein for sixty-eight and six-tenths feet (68.6'), more or less, to a point on the northerly line of land now or formerly owned by Theresa M. Webber and recorded as aforesaid in Deed Book 2899, at Page 287; thence N 45 00'W along the land of the said Theresa M. Webber for ten and zero-tenths feet (10.0'), more or less, to the point of beginning and CONTAINING 690 square feet, more or less. Magnetic bearing are from a June, 1982 survey by Rowe & Ellis of Waterville, Maine.

MEANING AND INTENDING to convey a portion of the premises as previously conveyed to the said Grantor herein and Robert D. Gagne under and by virtue of a certain Warranty Deed in Joint Tenancy from Aimee R. Letourneau dated July 29, 1954 and recorded as aforesaid in Deed Book 972, at Page 142. Robert D. Gagne died testate on July 7, 1979 and whose estate has been duly probated in the Kennebec County Probate Court - Docket No.: 47164.

SUBJECT, however, to any and all covenants, conditions and restrictions of record appearing in the chain of title and affecting the premises hereinbefore described.

**To have and to hold**

the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said CARL P. COTE and RUTH F. COTE

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever,

SUBJECT as aforesaid.

**And**

I do ~~covenant~~ with the said Grantees, their heirs and assigns, that I am

lawfully seized in fee of the premises, that they are free of all encumbrances;

SUBJECT as aforesaid;

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid;

and that I and my heirs shall and will **warrant and defend** the same to the said

Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons, SUBJECT as aforesaid.

**In Witness Whereof,**

I,

the said CECILE B. GAGNE, a

single person,

and

~~=husband/wife of the said=~~

~~joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights to the~~  
~~above described premises,~~ have hereunto set my hand and seal this seventeenth day  
of the month of June, A.D. 19<sup>87</sup>.

**Signed, Sealed and Delivered**

**in presence of**

*Cecile B. Gagne*  
Cecile B. Gagne

State of Maine, County of Kennebec

AN.

June 17, 19 87.

Then personally appeared the above named

CECILE B. GAGNE

and acknowledged the foregoing instrument to be her free act and deed.

Before me,

*Ronald M. Roy*

Notary Public  
Attorney at Law

RECEIVED KENNEBEC SS.

1987 JUN 18 PM 2:22

Commission expires: 10/3/93

RECORDED FROM ORIGINAL

Printed Name, Ronald M. Roy

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